
Potomac Yard

City of Alexandria
Department of Planning and Zoning

Issues Raised by PC and PYDAC

- 
- Edge Conditions
 - Detached Garages
 - Hierarchy of Street vs. Alley
 - Open Space-Parks
 - Tandem Parking
 - “Openness”
 - Variation in Height Scale
 - Urban/Suburban
 - Paving in Alleys
 - Route 1 Frontage
 - Context
 - Transit

Edge Condition-Screening



View of Unscreened Alley



Screened View of Alley

Detached Garages



Kentlands

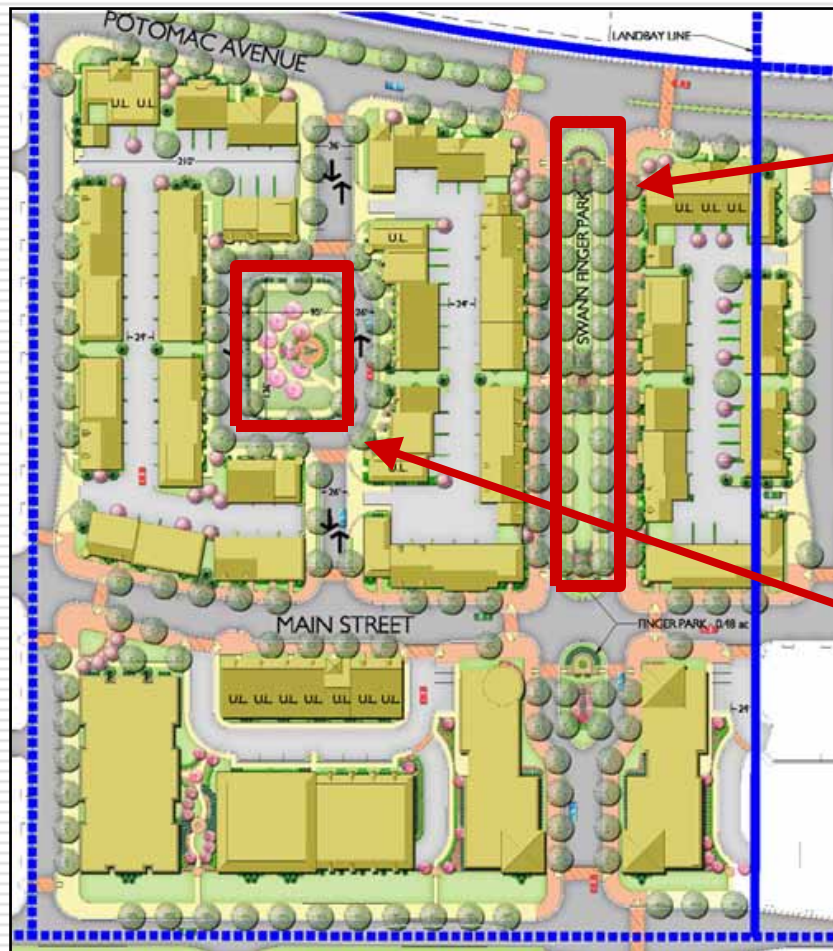


Indicates detached garages

View from Swann Street



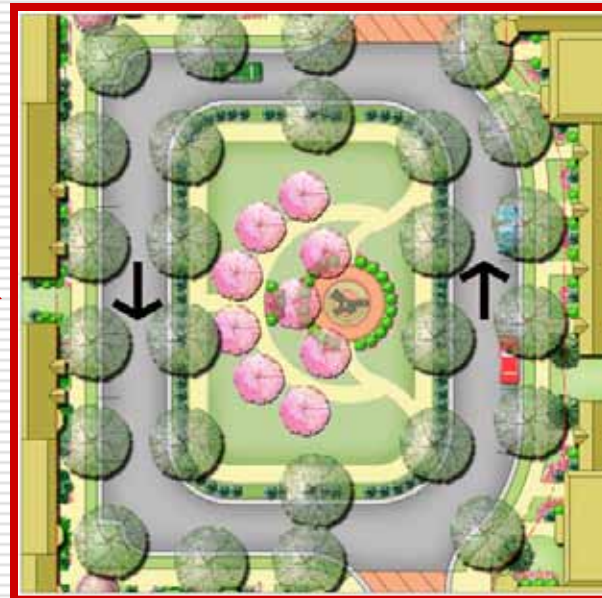
Open Space



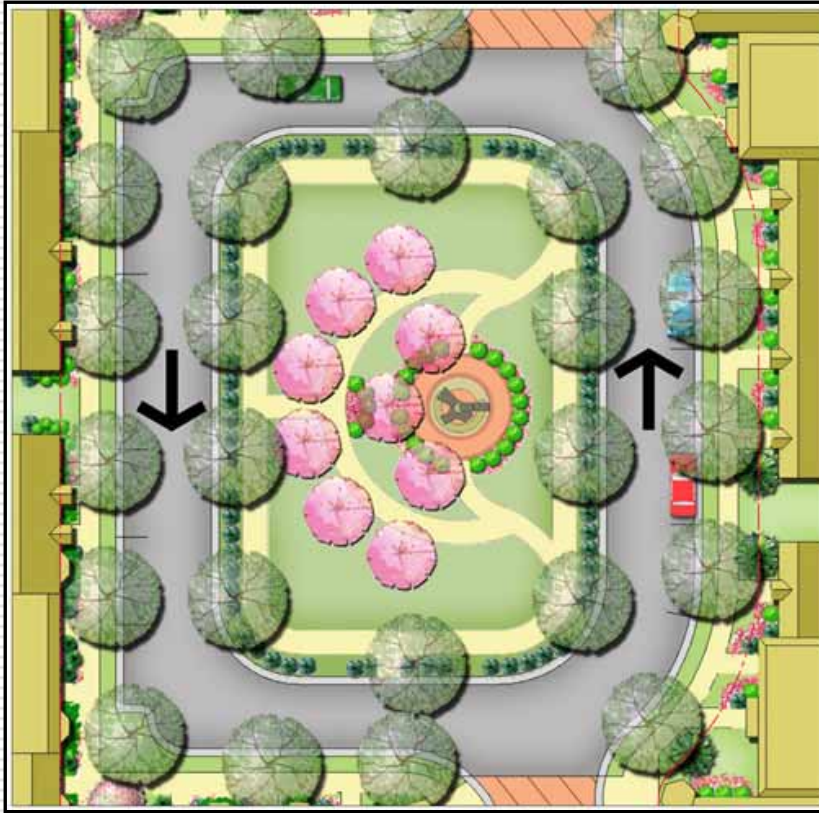
Swann Finger Park



Landbay H Park



Open Space-Comparisons



Landbay H Neighborhood Park

Required

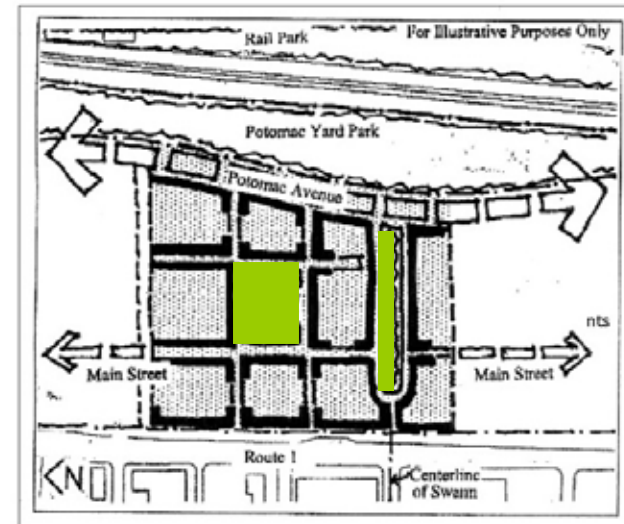
•10,900 sf min.

•60ft x 100 ft min.

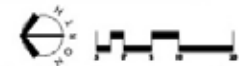
Provided (approx.)

12,000 sf

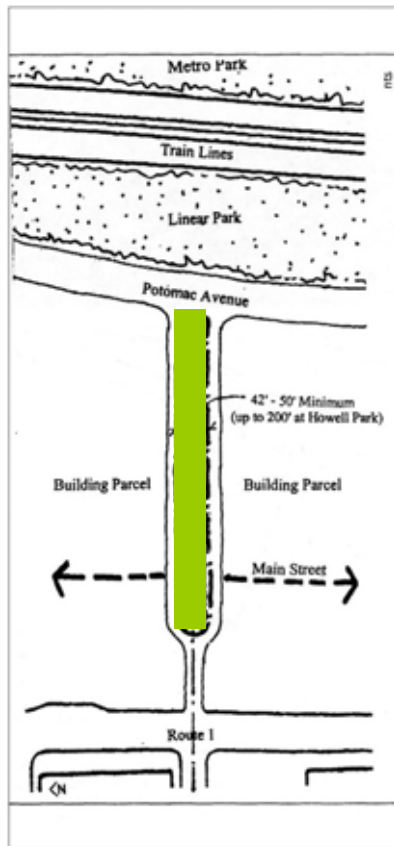
90ft x 135ft



Design Guidelines, p. 47



Open Space-Comparisons



Swann Finger Park

Required

Provided (approx)

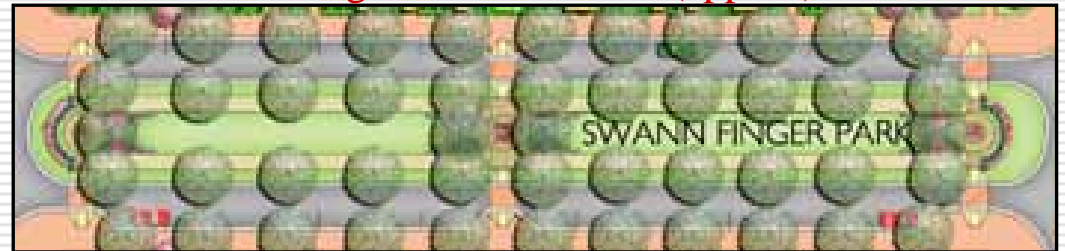
- 17,400 sf min. 18,000 sf
- 42-50ft min width 42 ft



Open Space-Comparisons



Landbay H
Park 12,000
sf (approx)



Swann Finger Park 18,000 sf (approx) 42 ft wide



Chetworth Park 12,196 sf



Commonwealth Ave. Median 22 ft wide

Street Hierarchy



Mixed Use Street



Residential Street



Alley

Tandem Parking



Parking Totals

4/29/05 plan:

Internal space	215 (62%)
Tandem*	31 (9%)
Parallel	99 (29%)

Total Parking 345

2/24/05 plan:

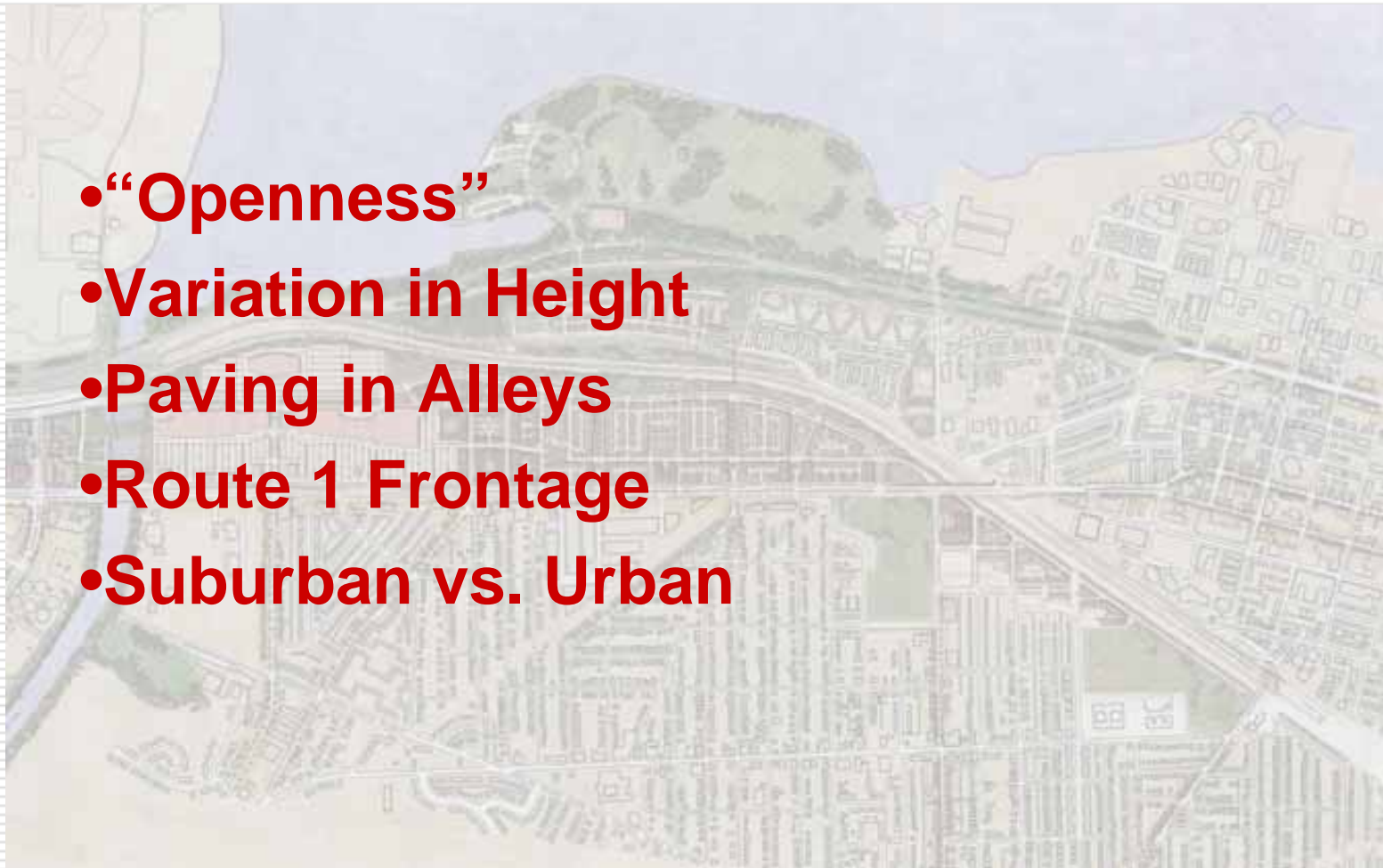
Internal space	216 (62%)
Tandem*	29 (8%)
Parallel	108 (30%)

Total Parking 353

*Tandem (space behind internal parking space).

Remaining Comments to be Addressed

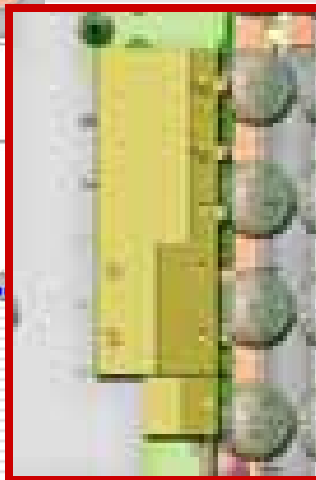
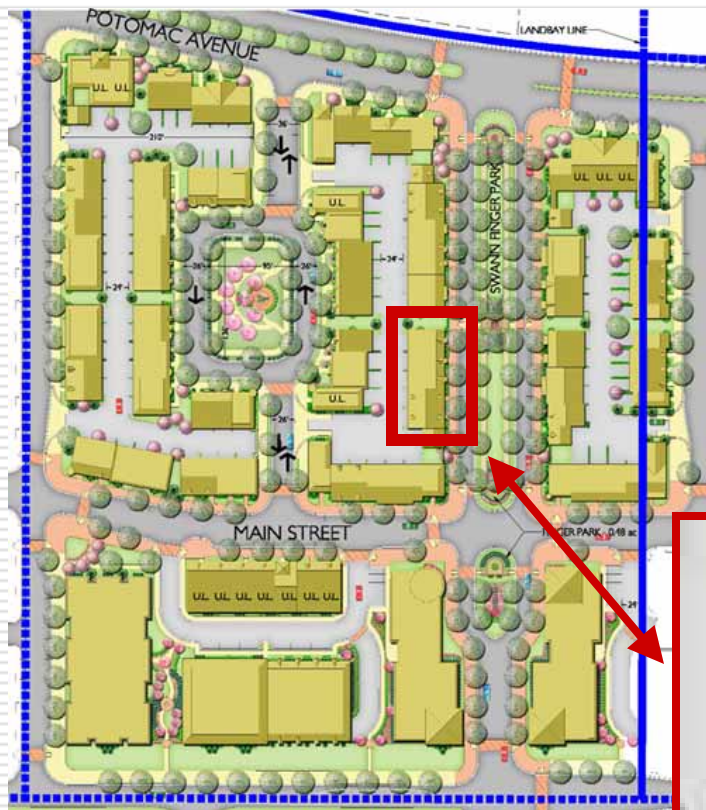
- “Openness”
- Variation in Height
- Paving in Alleys
- Route 1 Frontage
- Suburban vs. Urban



Building Variation-Articulation



Openness



Townhouse vs. Stacked

Concept Plan (12-13-04)



Current Plan (4-29-05)

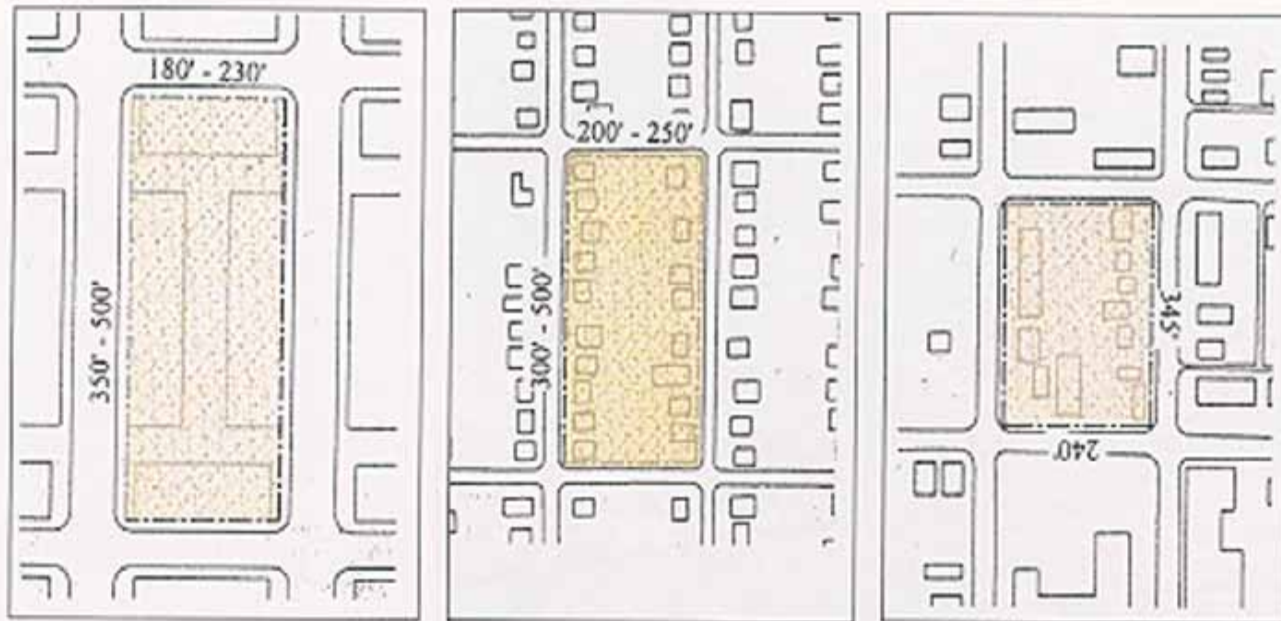


	<u>TH</u>	<u>Stack</u>	<u>MF</u>	<u>Total units</u>	
Concept Plan (12-13-04)	89	64	79	232	121 footprints
Current Plan (4-29-05)	94	32(16)	106	232	112 footprints

Character



Urban vs. Suburban



Potomac Yard

Del Ray

Old Town

Density:

23 DU/Acre

11 DU/Acre

21 DU/Acre

Mix of Uses:

Res./Office/Retail

Res./Retail

Res./Office/Retail

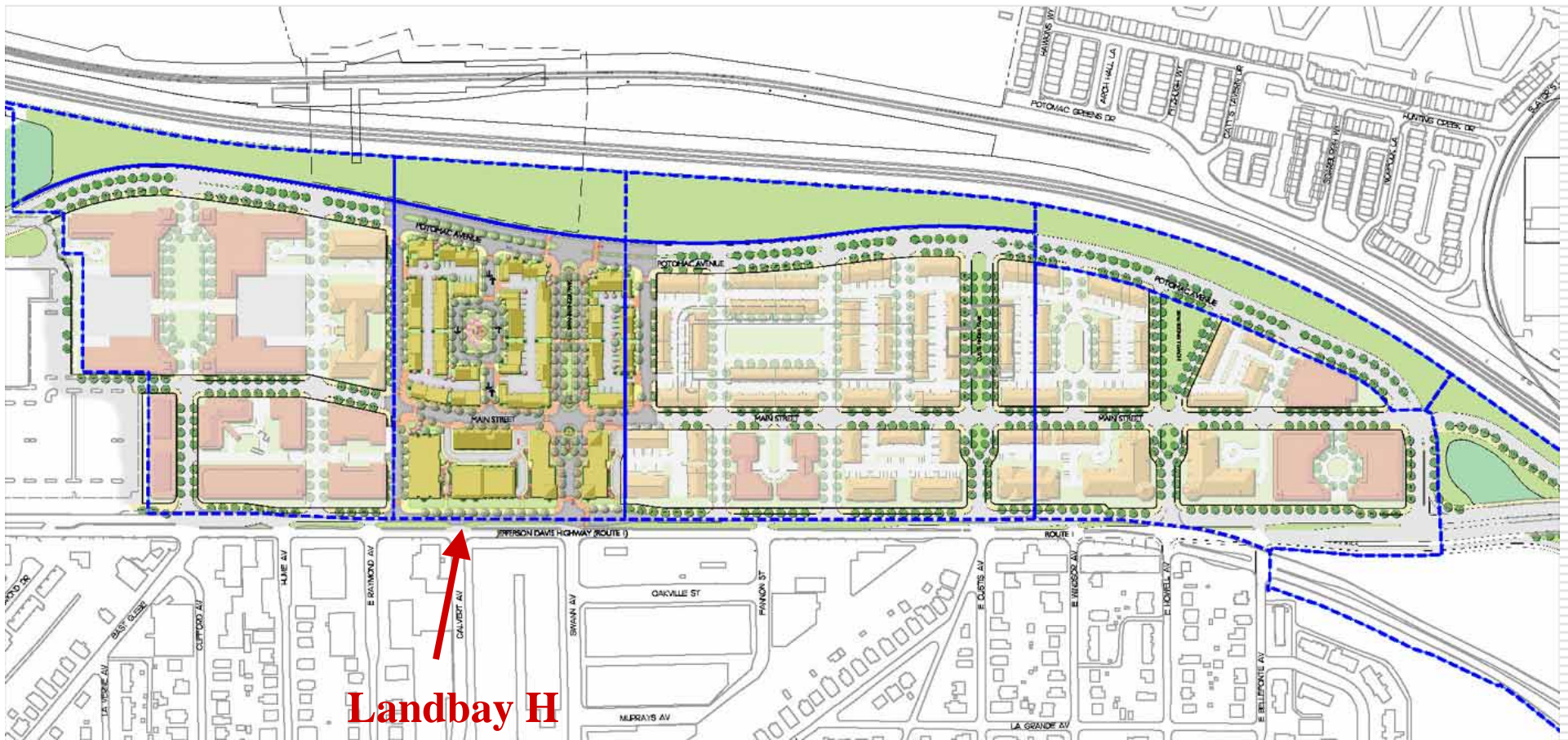
Block Size:

350'-500' x 180'-230'

300-500' x 200-250'

240'x345'

Context



PYDAC
May 16, 2005

NEXT STEPS

Landbay H

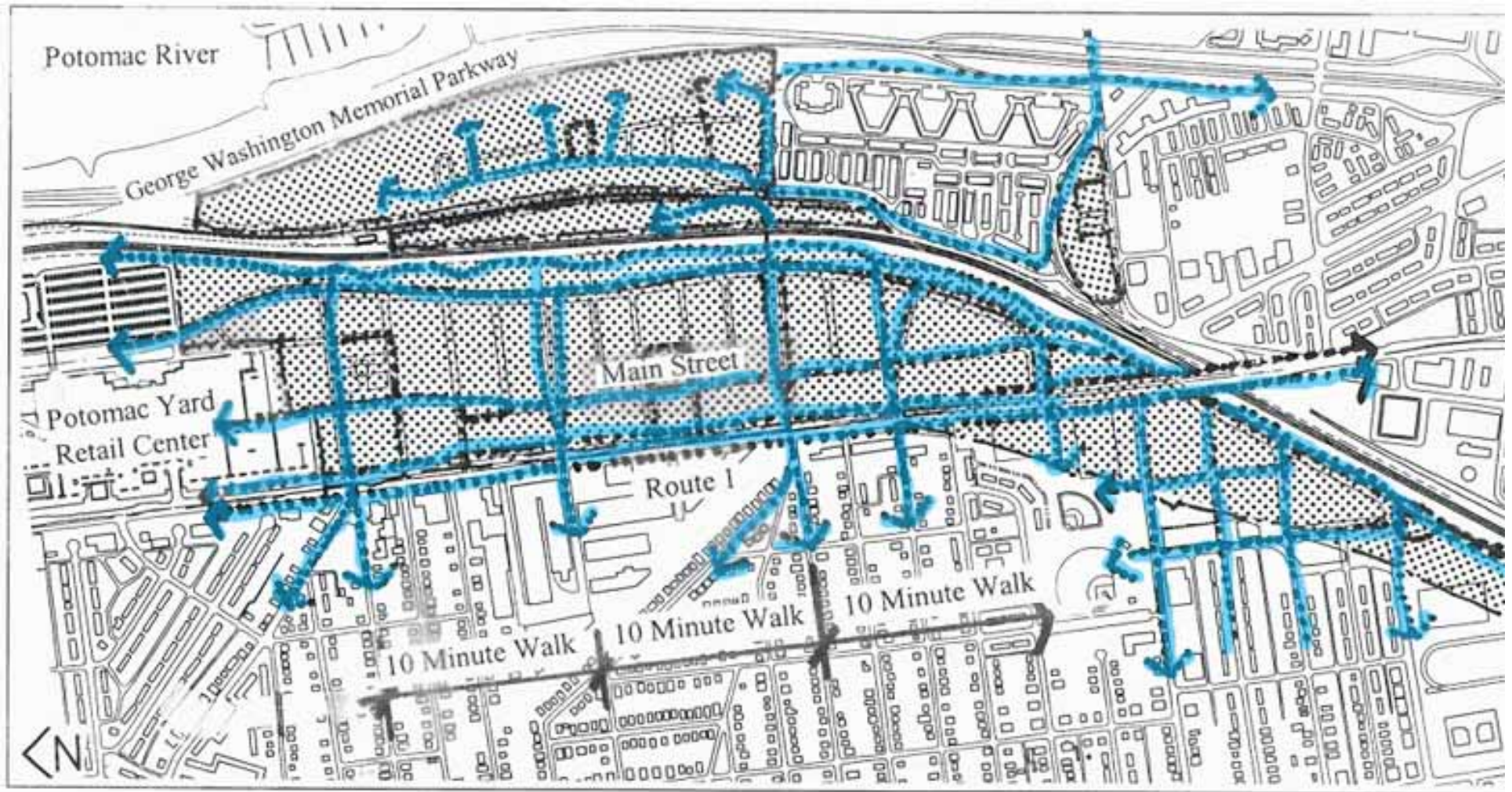
- May 16th - PYDAC Meeting
- June 7th - Planning Commission Worksession
- June (TDB) - PYDAC Meeting

Landbay K (Potomac Yard Park)

- June 15th – Great Parks Speaker
Landscape Architect Jennifer Guthrie
Gustafson, Guthrie and Nichol
- June (TBD) - Joint PYDAC/Parks & Rec. Commission Meeting

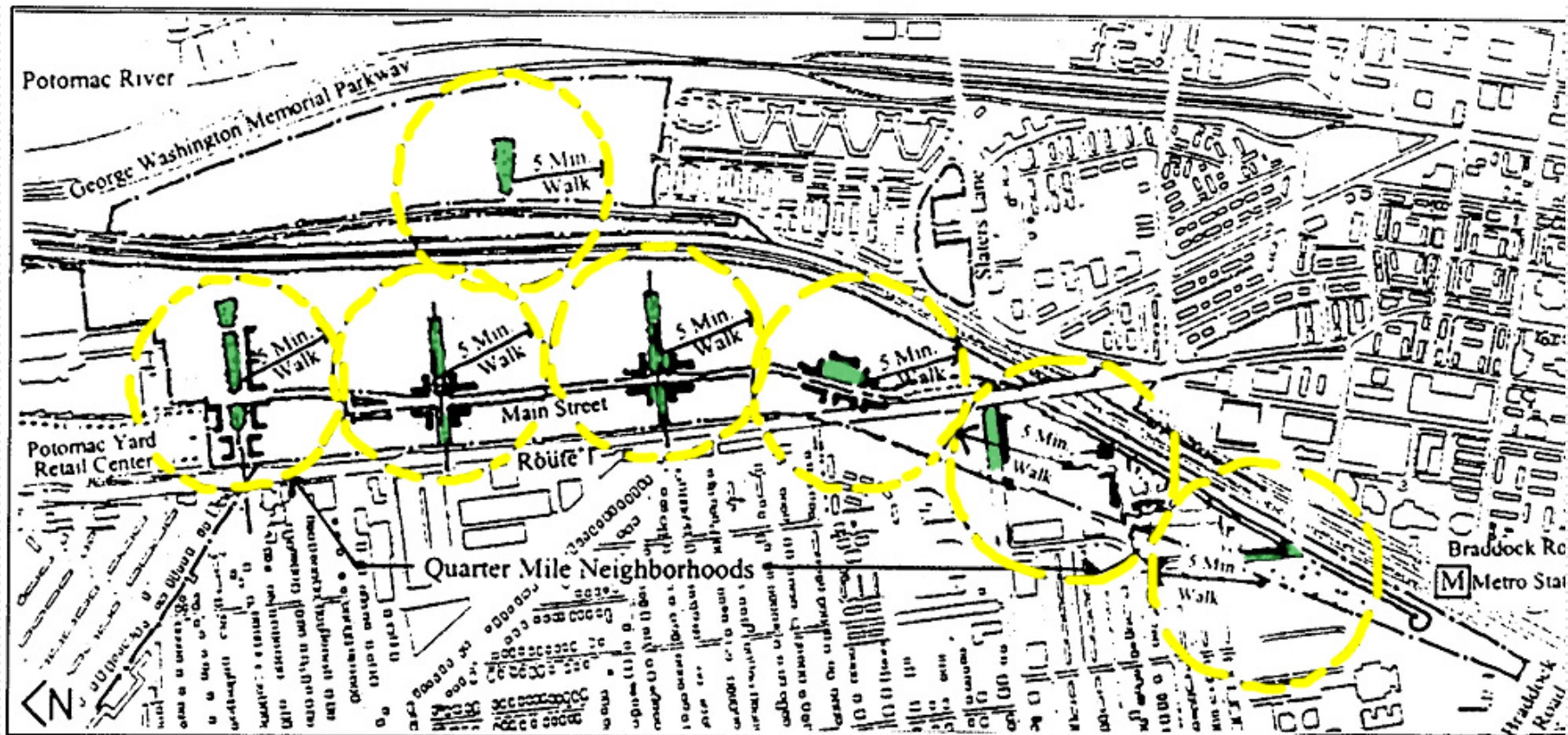
For more information visit the City's website: <http://ci.alexandria.va.us/planningandzoning/development.php>

Transit - Connections



PYDAC
May 16, 2005

Potomac Yard Neighborhoods



Potomac Yard/Potomac Greens Development

Transit Elements:

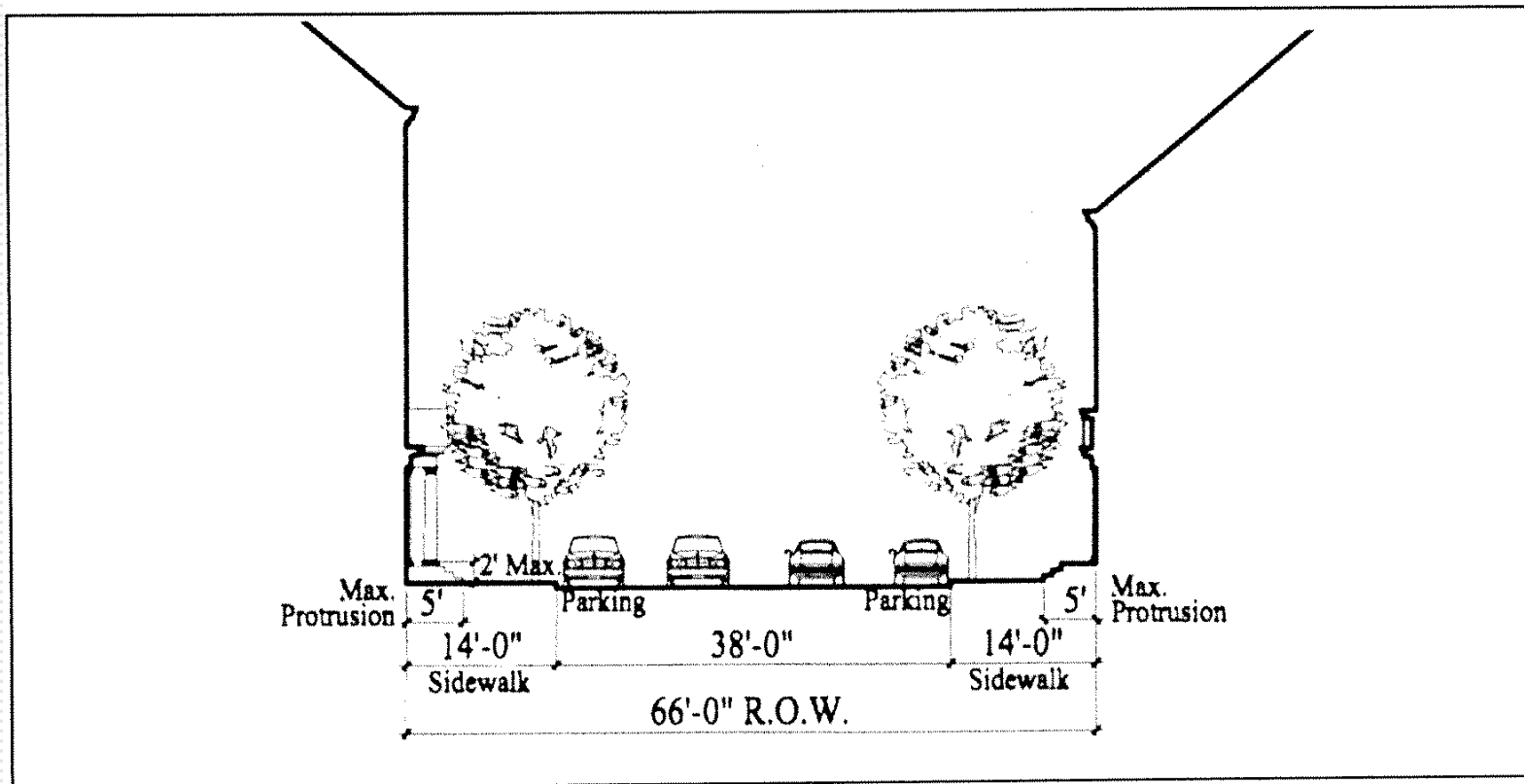
- **Main Street modified to accommodate local transit service**
- **Right-of-way reserved for possible future Metrorail station**
- **Review of BRT/LRT transitway alternatives in progress**

Transit Principles

- **Balance pedestrians, use and design**
- **Do not preclude local/regional transit opportunities**
 - **Local transit service along Main Street**
 - **Regional transit service (BRT, LRT, Metrorail)**
- **Coordinate transit services with Arlington County**

Potomac Yard/Potomac Greens Main Street

Design Guidelines - Alternative Concept Plan



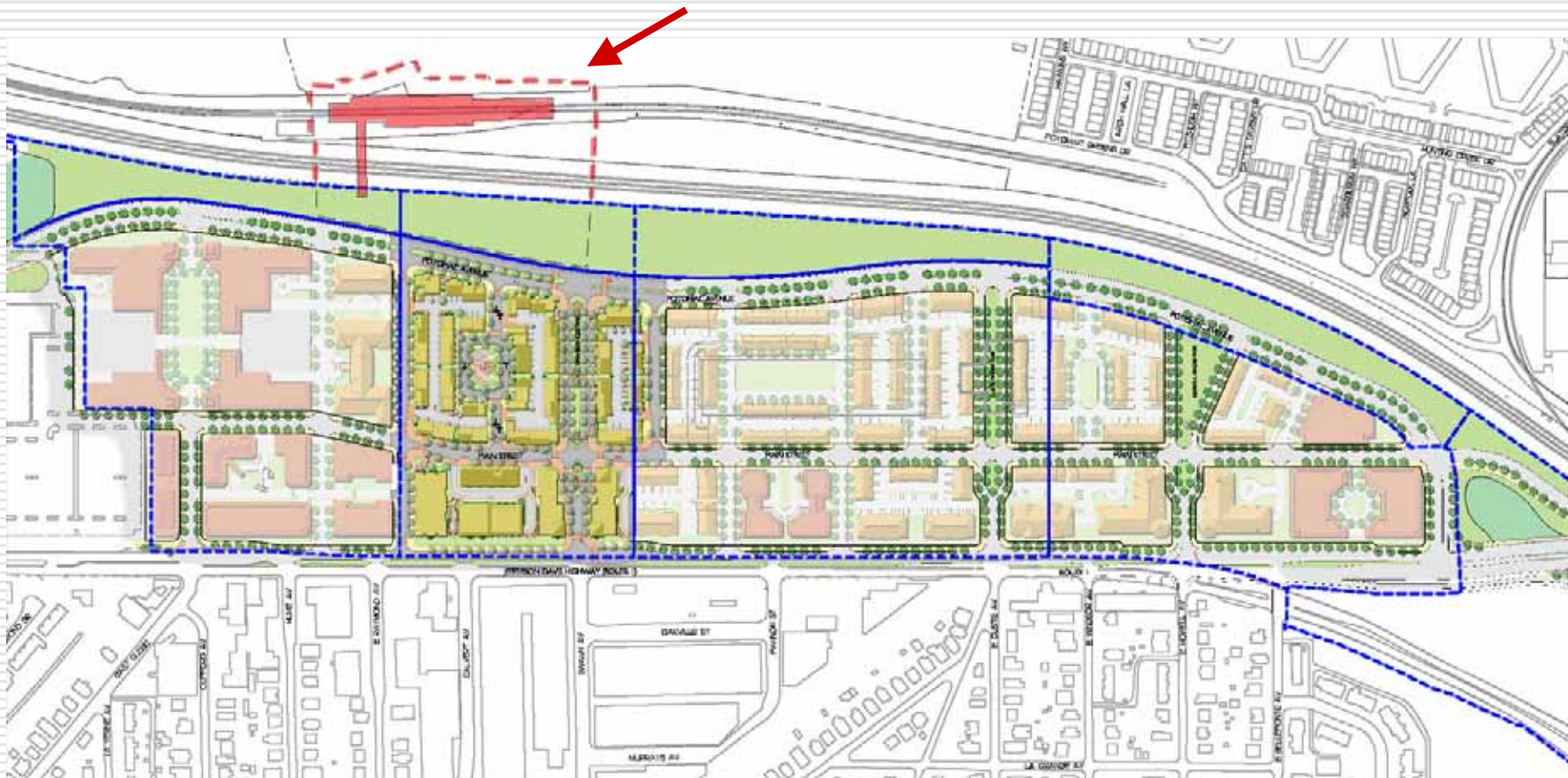
Potomac Yard/Potomac Greens Main Street

Curb extensions provide stops for local transit



Metro Rail Station

Site reserved for Metrorail station



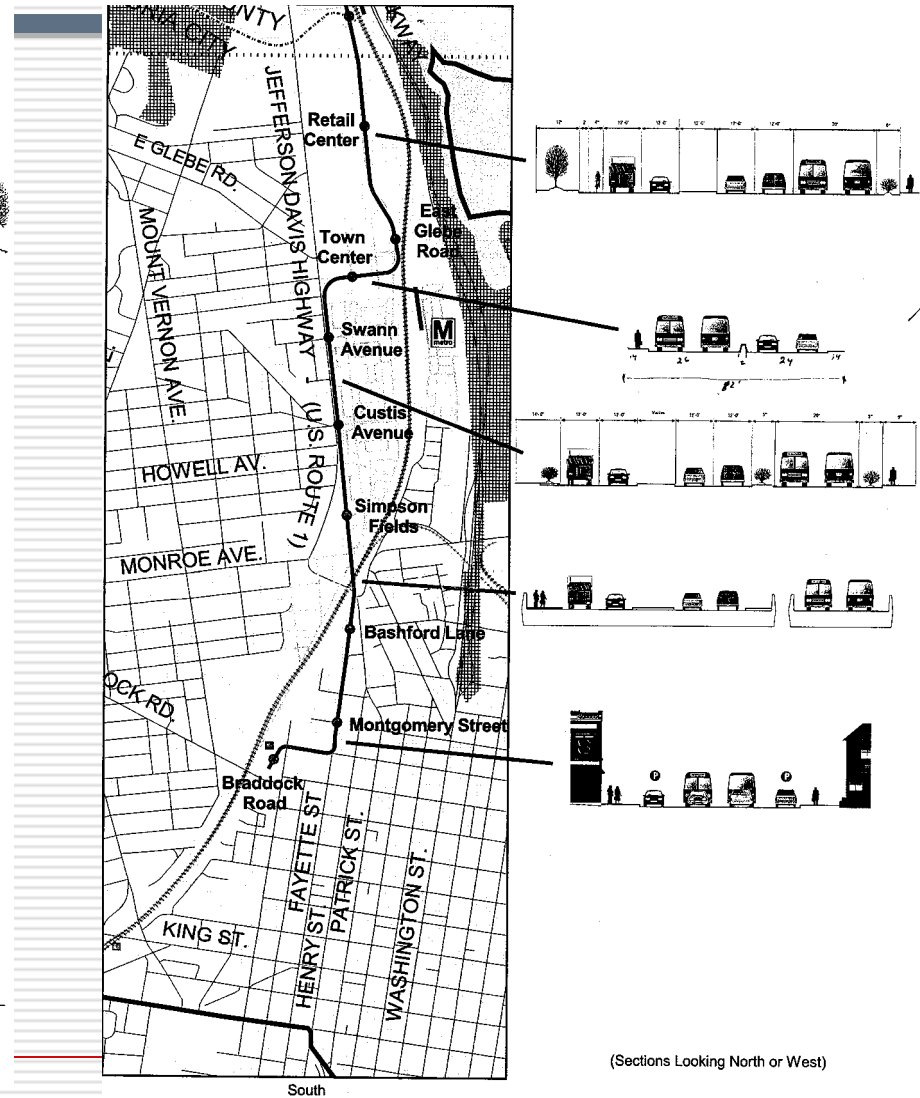
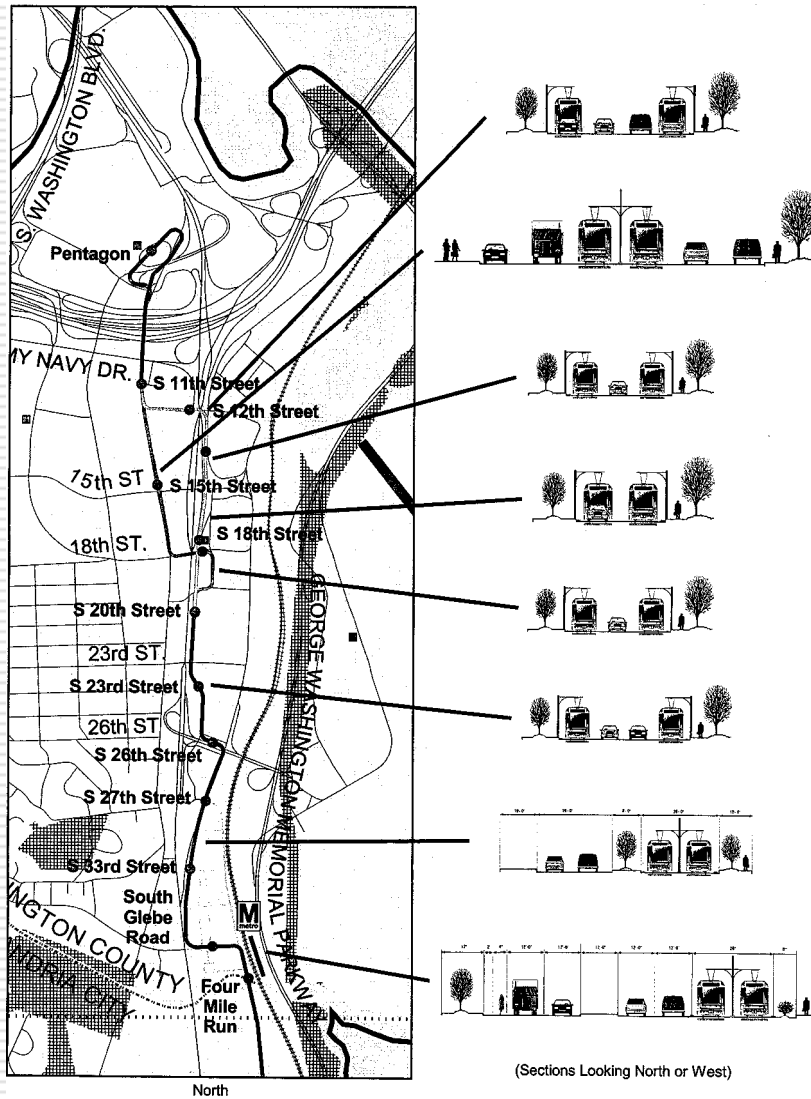
Crystal City/Potomac Yard Corridor Transit Alternatives Analysis

Recommendations:

- **BRT should be advanced as locally preferred alternative for FTA New Start Evaluation**
- **BRT, LRT and Metrorail are all viable options and should be carried forward to EIS**
- **Selection of BRT should not preclude construction of one or more future Metrorail stations**

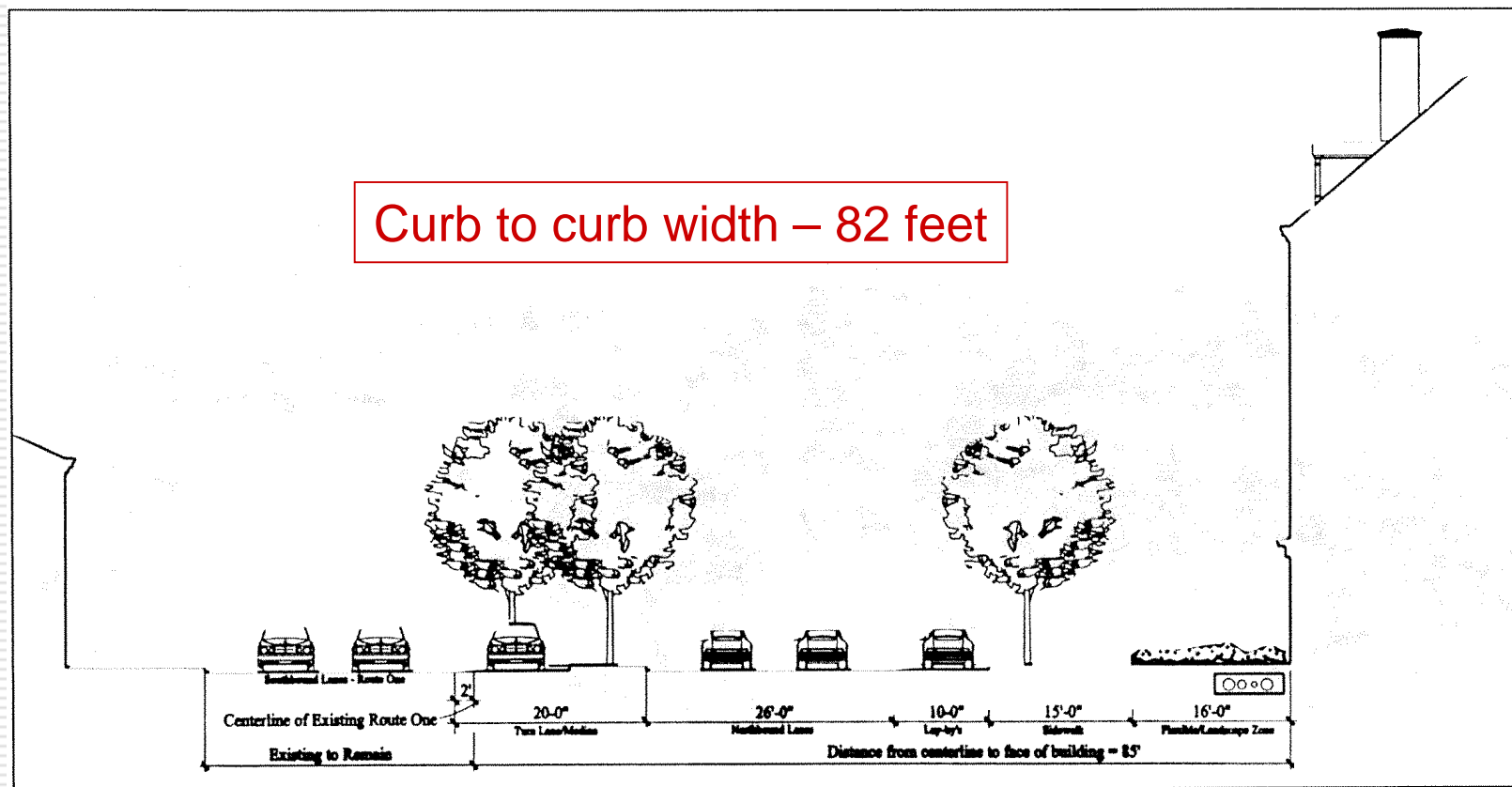
Crystal City/Potomac Yard Transit Analysis

Alternatives Recommended for Further Consideration



Potomac Yard/Potomac Greens Route 1 Improvements

Design Guidelines: Alternative Concept Plan



Route 1 Transitway



PYDAC
May 16, 2005

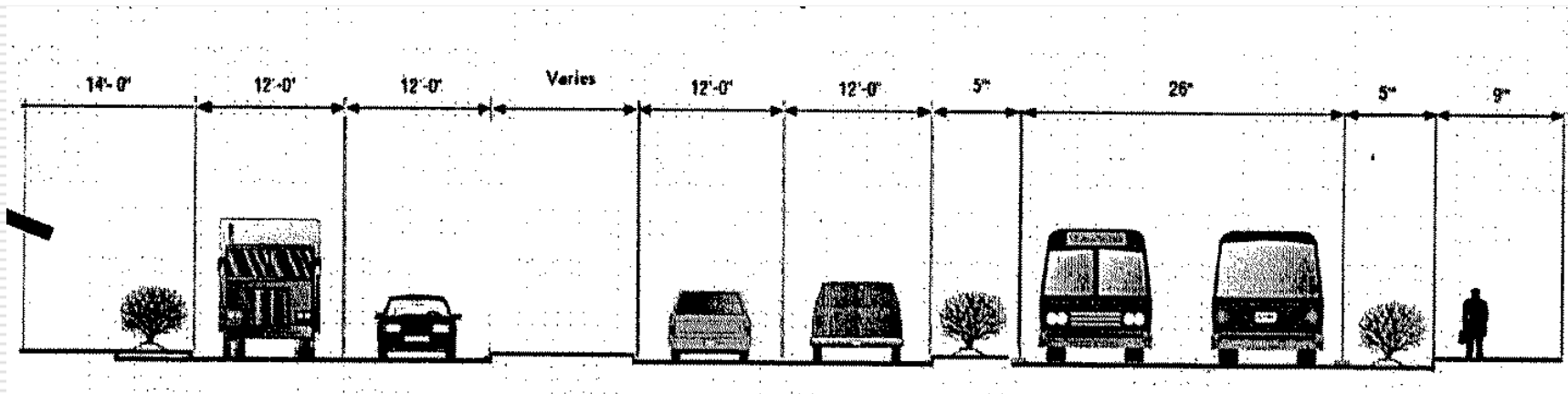
Route 1 Transitway

Transitway Requirements for BRT or LRT:

Travelway	26 feet for two-way operation 14 - 16 feet for one-way operation
Station Depth	16 feet minimum desirable 10 feet absolute minimum

Route 1 Transitway

Configuration in Alternatives Analysis



Curb to curb width – 103 feet

Route 1 Transitway

Desired Configuration

Key Factors:

Travel lanes -
11 or 12 feet

Right and left turn
lanes provided?

Station depth –
10 to 16 feet

Station locations and
configuration?

